

DARTFORD BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1973 TO 1977

The Dartford Borough Council (31-35 West Hill, Dartford)

Article 4 Direction 1983

WHEREAS Dartford Borough Council being the district planning authority for the Borough of Dartford are satisfied that it is expedient that development of the descriptions set out in the Schedule hereto should not be carried out on land at 31-35 West Hill Dartford Kent as the same is shown edged red on the plan annexed hereto unless planning permission therefor is granted on application made under the Town and Country Planning General Development Order 1977.

NOW THEREFORE the said Council in pursuance of the powers conferred upon them by the said Article 4 HEREBY DIRECT that permission granted by Article 3 of the Town and Country Planning General Development Order 1977 shall not apply to development on the said land of the descriptions set out in the Schedule hereto

THIS DIRECTION is made in pursuance of the provisions of paragraph (1) of the said Article 4 but shall not come into force until it is approved by the Secretary of State for the Environment

This Direction shall be cited as the Dartford Borough Council (31-35 West Hill Dartford) Article 4 Direction 1983.

DATED this *tenth* day of *October* 1983

SCHEDULE

1. The enlargement improvement or other alteration of a dwellinghouse so long as:

- (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than:
 - (i) in the case of a terrace house 50 cubic metres or one-tenth whichever is the greater;
 - (ii) in any other case 70 cubic metres or fifteen per cent whichever is the greatersubject (in either case) to a maximum of 115 cubic metres;
- (b) the height of the building as so enlarged altered or improved does not exceed the height of the highest part of the roof of the original dwellinghouse;
- (c) no part of the building as so enlarged altered or improved projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
- (d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding four metres;
- (e) the area of ground covered by buildings within the curtilage (other than the original dwellinghouse) does not thereby exceed fifty per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse:

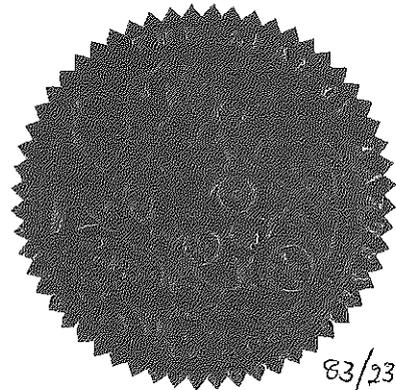
Provided that:-

- (a) the erection of a garage or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including

3. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure: so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure being development comprised within Class II.1 referred to in Schedule I to the said Order and not being development comprised within any other class.

4. The painting of the exterior of any building or work otherwise than for the purpose of advertisement, announcement or direction being development comprised within Class II.3 referred to in Schedule I to the said Order and not being development comprised within any other class.

THE COMMON SEAL of THE)
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DARTFORD BOROUGH COUNCIL)
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was hereunto affixed in)
)
the presence of:)



John M. Wilson
Borough Secretary
~~Chief Executive~~

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ARTICLE 4 DIRECTION
Nos. 31, 33 & 35 WEST HILL

LISTED BUILDINGS
LOCAL INTEREST BUILDINGS
CONSERVATION AREA
BOUNDARY

